

# Westmount Estates



Glenhouse Road, London, SE9 1JH

**Asking Price £1,500,000**

Westmount Estates have pleasure in offering this DOUBLE FRONTED seven bedroom END OF TERRACE 'Corbett' family home. Internally the accommodation to the ground floor comprises, two sizeable reception rooms, breakfast room, integrated fitted kitchen, ground floor bathroom, dry cellar. To the first floor there are five bedrooms and a family bathroom with a second staircase to the third floor boasting two further bedrooms and a Jack and Jill bathroom. At the rear is walled garden with side access. Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Terminus including London Bridge, London Victoria, Waterloo East and Charing Cross. Glenhouse Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. Greenwich council tax band F. EPC rating D.

## ENTRANCE

An original wooden door with starburst frosted glass insert.

## ENTRANCE HALL



Stairs to first floor, polished wooden floor, dado rail, ornate coved cornice, ornate centre ceiling rose, radiator, under stairs storage cupboard, stained glass door to the inner lobby.

## INNER LOBBY

A door for access to the dry cellar.

## CELLAR 20'8" x 5'2" (6.3 x 1.6)

Stairs to the cellar, meter points, power and lighting, storage space.

## RECEPTION ONE 17'0" x 12'5" (5.2 x 3.8)



A sash bay window to front, two radiators, polished wooden flooring, a feature cast iron fireplace with tiled insert, hearth and marble surround and mantle, picture rail, ornate coved cornice, ornate centre ceiling rose and centre light point.

## RECEPTION TWO 24'11" x 10'9" (7.6 x 3.3)



A sash bay window to front, two radiators, polished wooden flooring, a feature open cast iron fireplace with tiled insert, marble surround and mantle, picture rail, ornate coved cornice, ornate centre ceiling rose, centre light point, French patio doors with a casement window above to the kitchen.

## THIRD RECEPTION 12'1" x 10'9" (3.7 x 3.3)



A sash window to rear, radiator, polished wooden flooring, two built in storage cupboards housing plumbing for washing machine, a feature cast iron log burner with tiled hearth an insert, picture rail, ornate coved cornice, centre light point, stained glass picture door to downstairs bathroom.

## DOWNSTAIRS BATHROOM 10'5" x 6'10" (3.2 x 2.1)



A four piece suite comprising a free standing roll top bath with mixer taps and showers attachments, low flush w/c, pedestal wash hand basin, walk in wall mounted power shower with tile insert and glass screen, towel rail

radiator, inset spotlights, Amtico flooring, towel rail radiator, frosted sash window to side, double glazed velux window to ceiling, extractor fan, half tiled walls.

### **KITCHEN 14'5" x 10'9" (4.4 x 3.3)**



A feature fitted kitchen with a range of eye and base units, integrated fridge freezer, and countertop freezer, built in oven and microwave oven, five ring halogen hob with extractor fan over, integrated dishwasher, Quartz work surface with splashback, single sink unit with hot tap mixers, floating island with storage cupboards under and breakfast bar, two sash windows to rear, extractor fan, inset spotlights, two double glazed velux windows for additional natural light. Amtico flooring, kick blower heaters, double French doors for access to the garden.

### **LANDING**

Access to a half landing, stained glass leaded light window to rear, second staircase to the full landing with a staircase to further bedrooms.

### **BEDROOM ONE 12'9" x 10'5" (3.9 x 3.2)**



A sash window to front, built in floor to ceiling wardrobes to one wall, a feature cast iron fireplace with tiled insert and mantle, polished wooden flooring, picture rail, coved cornice, inset spotlights, centre light point.

### **BEDROOM TWO 16'8" x 10'2" (5.1 x 3.1)**

A sash bay window to front, radiator, laminate flooring, floor to ceiling wardrobes to one wall with display shelving, coved ceiling, light point.

### **BEDROOM THREE 12'1" x 11'1" (3.7 x 3.4)**



A sash window to rear, radiator, L shaped wardrobes to one wall, cast iron fireplace with marble surround and mantle coved ceiling, laminate flooring, , centre light point.

### **BEDROOM FOUR 11'9" x 6'10" (3.6 x 2.1)**



A sash window to rear, radiator, picture rail, coved cornice, centre light point.

### **BEDROOM FIVE 8'10" x 5'10" (2.7 x 1.8)**



A sash window to front, radiator, laminate flooring, picture rail, coved ceiling, four way centre spotlight.

## BATHROOM

A walk in double width power shower with tiled insert and glass screen, Amtico flooring, vanity wash hand basin with storage under, low flush w/c, frosted sash window to rear, towel rail radiator, inset spotlights, extractor fan.

## SECOND LANDING

A second dog-leg staircase to a second landing, double glazed velux window to rear, radiator, centre light point.

## BEDROOM SIX 17'8" x 11'9" (5.4 x 3.6)



Two double glazed velux windows to rear, double glazed velux window to front, eaves storage space, laminate flooring, radiator, inset spotlights, centre light point.

## BEDROOM SEVEN 18'4" x 10'2" (5.6 x 3.1)



Two double glazed velux windows to rear, a double glazed velux window to front, radiator, eaves storage space, fitted wardrobes, inset spotlights, centre light point, door to a Jack & Jill bathroom.

## THIRD BATHROOM



A walk in Jacuzzi shower with a fixed and detachable head shower, double glass screen, low flush w/c, vanity wash hand basin with storage cupboards under and shelving, tiled splashback, double glazed velux window to rear, inset spotlights, towel rail radiator, door for en-suite facilities.

## REAR GARDEN



An enclosed private rear garden with a large patio area, outside lighting and power, side access via a lockable gate, detached timber shed, ornamental garden pond, brick retaining wall with steps to the main garden which is laid to lawn with mature shrubs and flower borders, a second decking area to the rear of the garden.

## OUTSIDE W/C

A low flush w/c, freestanding wash hand basin, tiled floor.

## DETACHED SUMMERHOUSE 12'1" x 12'1" (3.7 x 3.7)

A detached summer house with double glazed windows to side and front, double glazed wooden doors for access, power and lighting.

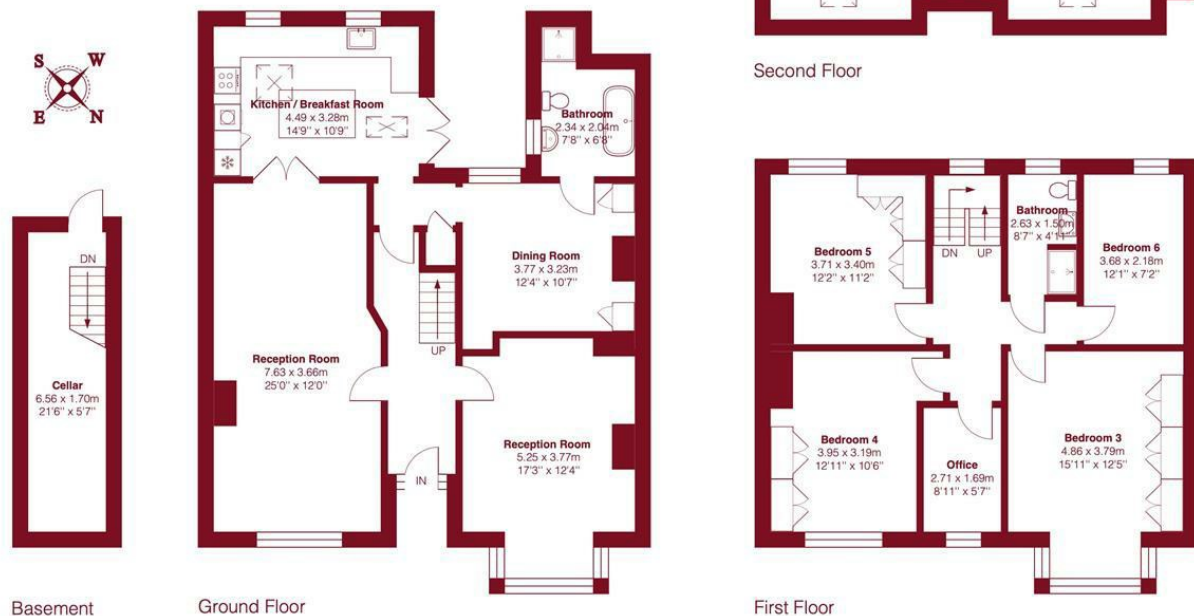
## FRONTAGE

A brick retaining wall with wrought iron railings and gate, Victorian masonic tiled flooring to the front door, laid to lawn on either side, slate boarders, mature Magnolia tree.

# Floor Plan

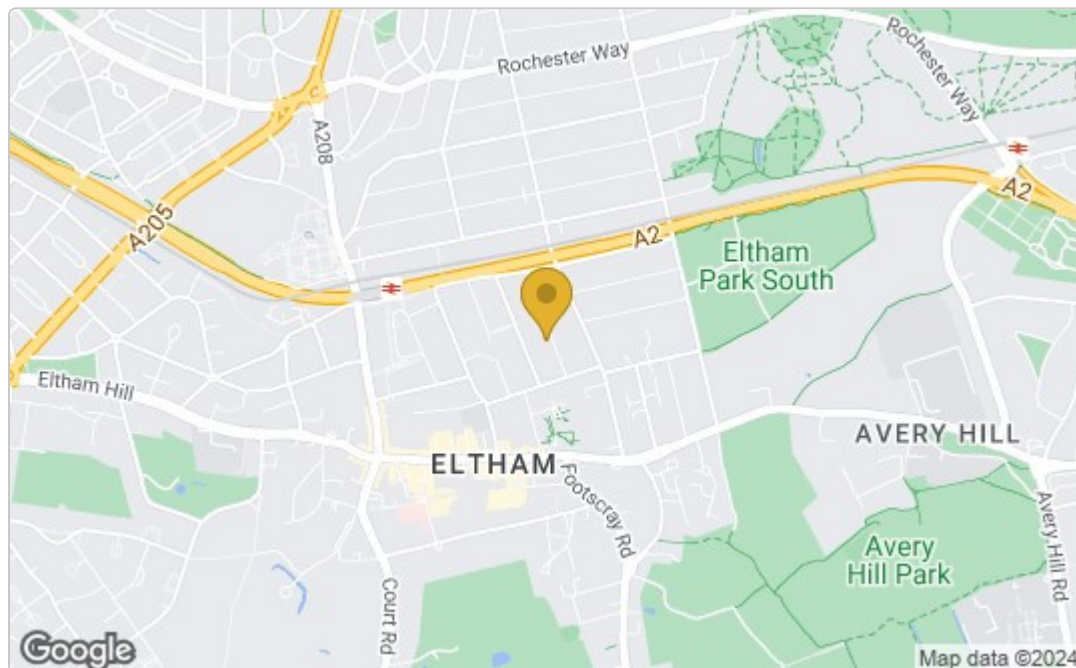
Glenhouse Road SE9

Total Area: 225.5 m<sup>2</sup>... 2427 ft<sup>2</sup>

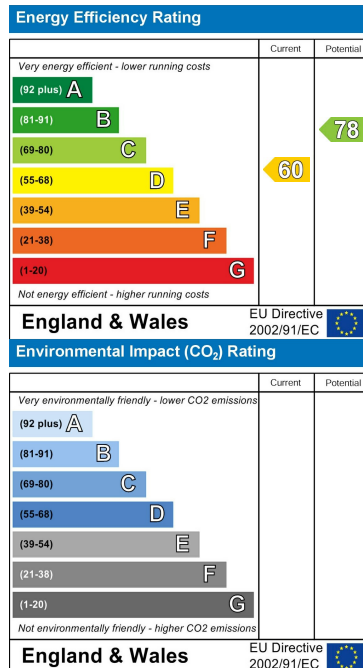


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph



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